

**City of Eau Claire
Plan Commission Minutes
Meeting of October 16, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Brenholt, Klinkhammer, Larsen, Pederson, Seymour, Radabaugh; Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Ivory, Petrie, Genskow

The meeting was chaired by Ms. Ebert.

1. **CONDITIONAL USE PERMIT (CZ-1715) – Off-premise poster panel (billboard)**

Mr. Ivory presented a request to allow for an off-premise billboard in a C-3 zoning district located on the Micon Theatre property located at 3109 Mall Drive. The proposed poster panel sign would be 40 feet in height and would have two sign faces, with a total square footage of 400 for each sign face. The billboard would be placed approximately 53 feet from the property line west of Highway 93. The proposed poster panel will be located within the parking lot of the Micon Theatre. One sign face would be for the northbound traffic and one sign face would be for the southbound traffic. He noted the provisions of city code and previous actions of the commission, which are applicable in the review of poster panel signs. Staff did receive an email in opposition of the request from Eau Claire Auto Group.

Dave Curtin and Bill Mitchell with Lamar Advertising, noted compliance with the setbacks and zoning requirements. Mr. Curtin stated that there are few locations within the City of Eau Claire that allow billboards. He handed out a letter from Bluegold Real Estate Foundation, stating they would like to remove a billboard along Menomonie Street and replace with this proposed sign.

Mr. Klinkhammer moved to recommend approval of the conditional use permit. Mr. Radabaugh seconded and motion failed (3-6 motion failed, Mr. Klinkhammer, Mr. Radabaugh and Mr. Granlund voted aye).

2. **ANNEXATION (17-6A) – 2359 Sherman Creek Road**

Mr. Petrie presented a request to annex property from the Town of Union to the City of Eau Claire located at 2359 Sherman Creek Road. The property has an existing single family home. Sewer and water is available along the street and this request is consistent with the comprehensive plan.

No one spoke to this agenda item.

Mr. Pederson moved to recommend approval of the annexation. Mr. Brenholt seconded and motion carried.

3. **SITE PLAN (SP-1728) – Presto Site – Drylock Additions, 3921 N. Hastings Way**

Mr. Petrie presented a request to approve a site plan for Presto site, Drylock additions located at 3921 N. Hastings Way. The site plan shows a three-story, 31,000 square foot office addition to the front of the existing facility with a new 265-stall parking lot. Future warehouse expansion and parking lot improvements are noted on the site plan as well. The landscape plan shows parking lot shade trees as per Landscape Manual standards. A relocate bus stop shall be reviewed by the Transit Manager.

Applicant, Angie Goodwin with Ayres Associates, noted support of the project.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report.
Mr. Klinkhammer seconded and motion carried.

4. **SITE PLAN (SP-1729) – PESI, 3830 McIntyre Avenue**

Mr. Petrie presented a request to approve a site plan for PESI to be located at 3830 McIntyre Avenue. The site plan shows an 11,960 square foot building. The floor plan notes a production floor, offices and a printing room. The parking requirement is based on the total number of employees and customer needs. The total number of employees is 13 for this facility and the site plan shows 15 stalls. The site plan shows a mixture of street trees and foundation plantings.

Applicant, Mike Conner with PESI, noted having been located on White Avenue since 2008 and with continued growth, needs more space. Currently, PESI has 120 employees in Eau Claire.

Mr. Klinkhammer moved to approve the site plan subject to the conditions of the staff report.
Mr. Radabaugh seconded and motion carried.

5. **DISCUSSION/DIRECTION**

A. Landmark Designation – 822 Third Avenue

Mr. Ivory noted that the Landmarks Commission has been contacted by the owner to make a historic landmark. The home is located at 822 Third Avenue.

Mr. Klinkhammer moved to accept this home for landmark designation and to start the public process.

B. Code Compliance Items

Mr. Brenholt noted that the Gordy's signs were still up at some locations. Mr. Ivory noted that the sign code allows the signs to stay up for 60 days after closing.

C. Future Agenda Items

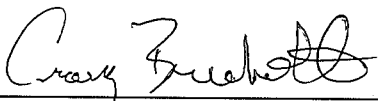
None.

D. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of October 2, 2017 were approved.



Craig Brenholt, Secretary